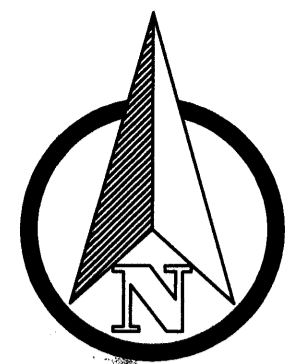


Cameron Creek 3

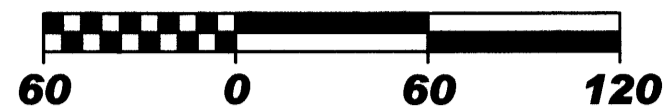
A Replat of Lot 1 in Cameron Creek 2, as per plat thereof, recorded in Plat Book T, Page 160

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER
 DATE 7/23/2020
 BRIAN GERTH AUDITOR
2093
 (AUDITOR NUMBER)

RECEIVED FOR RECORD
 DATE 7/27/2020 8:58AM
 PLAT BOOK V
 PAGE 061
 INSTR: 2020R00010323
 DEBBIE STUCKI RECORDER
 VANDERBURGH COUNTY



SCALE 1" = 60'



General Notes

Access: There shall be no direct access onto State Highway 57 from Lot 1. Lot 2 of Cameron Creek 2 recorded in Plat Book T, Page 160 has access through Lot 2 of this plat and is from the 16' and 24' ingress-egress easement off the north and west side of Lot 2 in this plat.

Application for Modification/Waiver of Subdivision Standards: APC Docket Number WAV-2020-004 requesting to waive the installation of sidewalks, as per County Code 18.12.020(B)(2), was Approved at Subdivision Review on May 18, 2020. **Minor Subdivision**

Flood Plain Data: All of the within described tract of land lies within that Special Flood Hazard AREA (SFHA) Zone "A" as said tract plots on Special Flood Hazard Panel No. 18163C0109D and 18163C0117D of the Flood Insurance Rates Maps (FIRM) of Vanderburgh county, Indiana, dated March 17, 2011.

Public Utilities - Sewer: Sanitary Sewer is available and is provided by the Evansville Water & Sewer Utility.

Public Utilities - Water: Water is available and is provided by the Evansville Water & Sewer Utility.

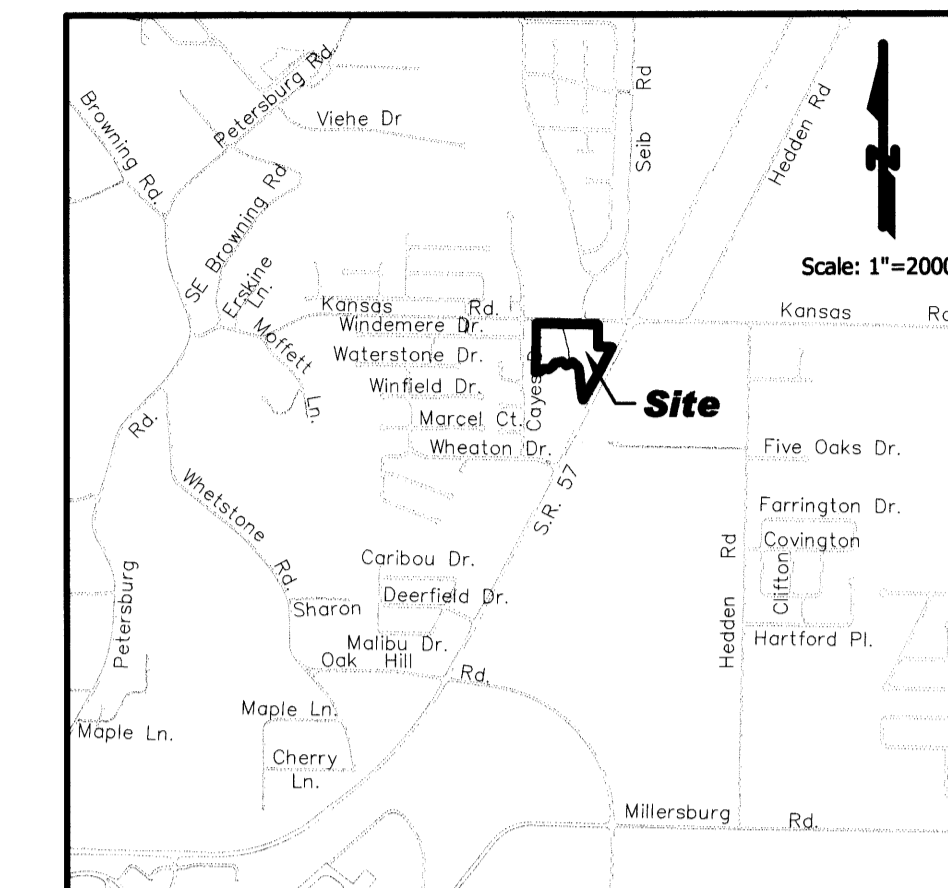
PRIOR COVENANTS AND RESTRICTIONS: THE AREA PLAN COMMISSION does not participate in the creation or enforcement of private covenants and restrictions and therefore the recording of this replat has absolutely no effect on any private covenants and restrictions that may or may not exist.

Property Corner Markers: All corners not already monumented will be monumented with a 5/8" diameter steel rebar with plastic cap stamped "Morley ID#0023."

Natural Surface Watercourse: The owner(s) shall remain responsible for the prevention of obstructions to creeks and natural surface watercourses.

Wetland Vegetation: Lots 1 and 2 may be in areas that contain Wetland Vegetation. Before any disturbance of any wetland vegetation, the owner of the lot(s) shall obtain approval from the appropriate federal and state agency to obtain any required permits.

Reference Survey: Instrument No. 2008R00023959. There have been no change of matters from said survey that would affect the property.



Location Map

Legend	
--- (dashed line)	Center Line
--- (dotted line)	Easement Line
--- (solid line)	Property Boundary Line
--- (dashed line)	Right-of-way Line
--- (dotted line)	Sanitary Sewer
--- (dotted line)	Water Line
○ (circle with dot)	5/8" Rebar with cap stamped "Morley ID. #0023" (Set)
○ (circle with cross)	Mag Nail with Washer stamped "Morley ID#0023" (Set)
○ (circle with horizontal line)	Found cap stamped "Morley & Assoc. ID. #0023"
○ (circle with vertical line)	West
○ (circle with diagonal line)	Location Control Route Survey for Kansas Road Inst. #2018R00026732
(C)	Calculated Dimension
Cd.	Card
D.R.	Deed Record
Doc.	Document
Dr.	Drawer
E	East
(Fnd)	Found
Inst.	Instrument
(M)	Measured Dimension
N	North
Page	Page
P.O.B.	Point Of Beginning
R	Range
(R)	Record Dimension
S	South
T	Township
W	West
LCRS	Location Control Route Survey for Kansas Road Inst. #2018R00026732

Boundary Description

Lot 1 in Cameron Creek 2, as per plat thereof, recorded in Plat Book T, Page 160, in the Office of the Recorder of Vanderburgh County, Indiana, being part of the Northeast Quarter of the Northeast Quarter of Section 27, Township 5 South, Range 10 West in Center Township, Vanderburgh County, Indiana and more particularly described as follows:

BEGINNING at the Southwest corner of said Lot 1; thence along the boundary of said Lot 1 for all of the following courses, North 01 degrees 07 minutes 19 seconds East 504.35 feet to the northwest corner of said Lot 1 being on the south line of Kansas Road; thence along the north line of said Lot 1, South 88 degrees 52 minutes 33 seconds East 643.19 feet; thence South 01 degrees 07 minutes 27 seconds West 231.00 feet; thence South 88 degrees 52 minutes 33 seconds East 147.09 feet; thence South 28 degrees 19 minutes 28 seconds West 153.87 feet; thence South 27 degrees 18 minutes 25 seconds West 100.10 feet; thence South 29 degrees 59 minutes 22 seconds West 300.71 feet; thence South 26 degrees 57 minutes 26 seconds West 71.13 feet to the flow line of Firick Creek; thence along the flow line of said creek the following 6 calls:

- 1) North 15 degrees 31 minutes 22 seconds West 28.55 feet;
 - 2) thence North 10 degrees 39 minutes 01 seconds West 51.00 feet;
 - 3) thence North 11 degrees 18 minutes 32 seconds West 50.21 feet;
 - 4) thence North 00 degrees 38 minutes 04 seconds West 28.75 feet;
 - 5) thence North 06 degrees 22 minutes 53 seconds West 180.33 feet;
 - 6) thence North 46 degrees 12 minutes 47 seconds West 87.77 feet to the intersection of Firick Creek and an existing ditch; thence along the flow line of said existing ditch the following 8 calls:
- 1) South 57 degrees 01 minutes 28 seconds West 74.28 feet;
 - 2) thence North 42 degrees 58 minutes 22 seconds West 58.87 feet;
 - 3) thence South 78 degrees 28 minutes 13 seconds West 87.09 feet;
 - 4) thence South 18 degrees 32 minutes 25 seconds West 30.11 feet;
 - 5) thence South 56 degrees 24 minutes 26 seconds West 58.27 feet;
 - 6) thence North 81 degrees 52 minutes 24 seconds West 48.65 feet;
 - 7) thence South 54 degrees 35 minutes 24 seconds West 52.27 feet;
 - 8) thence South 82 degrees 29 minutes 29 seconds West 47.09 feet to the point of beginning, containing 344,203 square feet (7.90 acres) more or less.

Owner's Certificate

I, the undersigned owners of the real estate shown and described hereon, do hereby plat and subdivide said real estate as shown and designate the same as **Cameron Creek 3**, a minor subdivision. All road right-of-ways shown and not previously dedicated are hereby dedicated to public use.

Strips or areas of land, of the dimensions shown on this plat and marked "PUE" (Public Utility Easement), are hereby dedicated for the installation, maintenance, operation, enlargement and repair of utility facilities, whether above ground or below ground, with the right to trim or remove, at the discretion of the public utility, trees, overhanging branches, bushes, underbrush and obstructions. No structures other than such utility facilities shall be located within said areas of land and any fence located within said areas of land is subject to removal by a public utility, without liability, in the use of said easements by said utility.

Strips or areas of land, of the dimensions shown on this plat and marked "LM&SDE" (Lake Maintenance & Storm Detention Easement), are hereby dedicated for the maintenance of the storm drainage lake and maintenance, and storage of storm water. Any alterations to the land within these easements must have the approval of the Drainage Board. Fences may not be extended into the Lake Maintenance and Storm Detention Easements.

Strips or areas of land, of the dimensions shown on this plat and marked "I.E.E." (Ingress-Egress Easement), are hereby dedicated for the benefit of the owner of Lot 2 of Cameron and their successors and assigns, their invitees, and visitors to allow them to cross over Lot 1 to access Lot 2. Maintenance of the easement shall be by the owner of Lot 1. No obstructions that would impede the flow of traffic through the easement shall be constructed. Said strips or areas of land are also dedicated for the installation, maintenance, operation, enlargement and repair of Private Utility facilities, whether above ground or below ground, with the right to trim or remove, at the discretion of the Private Utility, trees, overhanging branches, bushes, underbrush and obstructions. Any above ground Private Utility facility shall be placed within the easement so as not to interfere with the normal flow of traffic.

All easements are dedicated with the right of ingress and egress over the lots within this subdivision to and from said easements for necessary construction, maintenance or reconstruction.

EASEMENTS

SOUP Properties, LLC:

By: Michael D. Campbell
 Michael D. Campbell, Manager
 8919 Old Country Way
 Evansville, IN 47720

Notary Certificate

STATE OF INDIANA, COUNTY OF Vanderburgh) ss:

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Michael D. Campbell, Manager of SOUP Properties, LLC, the owner of the real estate shown and described hereon and acknowledge the execution of the foregoing plat with the dedications and restrictions thereon, express to be their voluntary act and deed for the uses and purposes therein set forth.

Witness my hand and seal this 21st day of July, 2020

My Commission Expires:

August 6, 2026 Bret A. Sermerstein
 Notary Public

Notary Resides in Vanderburgh County, Indiana
Bret A. Sermerstein
 (Typed or Printed Name)



Area Plan Commission Certificate

Under the authority provided by the Acts of 1981, Public Law #309, and enacted by the General Assembly of the State of Indiana, proper notice was given and this plat has been given PRIMARY APPROVAL by the AREA PLAN COMMISSION OF EVANSVILLE and VANDERBURGH COUNTY at a meeting held on, May 18, 2020 (at Subdivision Review).

President: Stacey Stevens

Blaine Oliver for
 Attest Executive Director: Ronald S. London

Plat Release for APC Docket No.: MIN-2020-009

Secondary Plat complies with the Ordinance and is released for Recording.

Blaine Oliver for
 Executive Director: Ronald S. London

PLAT RELEASE DATE: 7/23/2020

Surveyor's Certificate

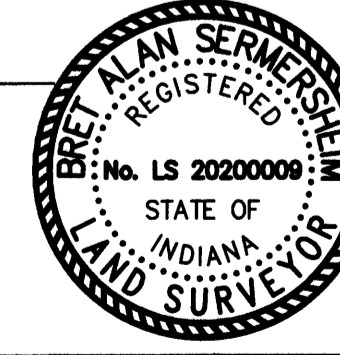
I, Bret Alan Sermerstein, do hereby certify that I am a land surveyor licensed in compliance with the laws of the State of Indiana, and further certify that this plat correctly represents a survey completed by me on June 29, 2020 and that all monuments shown exist at locations as noted.

Affirmation Statement
 I affirm, under the penalties of perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law.

Witness my hand and seal this 21st day of July, 2020.

Bret Alan Sermerstein
 Prepared By: Bret Alan Sermerstein, P.S.

MORLEY
 4800 Rosebud Lane
 Newburgh, IN 47630
 Phone: (812) 464-9585
 Fax: (812) 464-2514
 brets@morleycorp.com



Secondary Plat

Designed By: B.A.S. Job Number: 5238.1.002A
 Drawn By: J.E.V. Date: 7/21/2020
 File Name: 5238 Cameron Creek 3 Secondary

